
DELIVERED ELECTRONICALLY

April 13, 2022

Mr. Steven Horton
SHCCSI
PO Box 399
Walpole, NH 03608

RE: Docket No. GMCB-014-21con, North Country Hospital, Construction and Renovation Project Involving the In-Patient Department, Emergency Department, Lab Department, OT/PT/ST Department and Access and Canopies. Total Project Cost: \$27,898,176.

Dear Mr. Horton:

Thank you for your response to the second set of questions regarding the above referenced project. Please respond to the questions/requests below.

Architectural

Drawing Package

1. The drawing package that was submitted is in a very early stage of schematic design. Please provide a full schematic design level package so the scope of the design is clear and can be verified against applicable codes and FGI requirements.
2. The dimension plans submitted are not legible. Provide a PDF file that is clearly legible.
3. The schematic design package submitted does not depict the design scope and project narrative. Provide full schematic design plans of the first level that clearly mark all rooms and adjacent spaces.
4. Provide existing Emergency Department floor plans in a legible PDF format identifying all existing functions and clarify how existing functions integrate with new exam rooms.
5. Provide a site plan depicting all canopies and identify patient entry and ambulance path.



FGI Guidelines

6. Provide an explanation of how the hospital will provide the necessary steps to address the FGI Guidelines marked, “Not in the Program.” Explain how the hospital will identify and provide necessary treatment arrangements for the clinical services marked as “Not in the Program.”

Project Cost Estimate

7. Provide a cost estimate organized in CSI format prepared by your construction management firm or a professional estimating company.
8. On financial Table 1 titled “Project Costs,” there are no dollar amounts entered in the line items titled, Site Work, Fixed Equipment, Design/Bidding Contingency, Major Moveable Equipment, nor Furniture, Fixtures & Other Equipment. Enter cost estimates for these line items and revise and resubmit Table 1.
9. Based on the information provided, the cost of interior renovation is approximately \$48 per square foot. Based on the scope of the project, this estimate appears to be very low. Provide documents that support this estimate.
10. The Construction Contingency of 11% appears to be low based on the information provided. Provide documentation that supports this estimate.
11. In your response to question 3 in the first set of questions, we asked the hospital to provide an explanation as to why the proposed ED project was not included in past hospital budget submissions. Hospitals are required to submit planned hospital capital expenditures. Please see page 13 of the FY 22 Hospital Budget Guidance and the most recent GMCB Workday Adaptive User Guide starting on page 27 for reporting requirements. Please review and explain why this project was not included in past hospital budget submissions.

In responding, restate the question in bold font and respond in unbolded font. Send an electronic copy to me at donna.jerry@vermont.gov and one hard copy (three-hole punched) with a Verification Under Oath to my attention at the Green Mountain Care Board, 144 State Street, Montpelier, Vermont 05602.

If you have any questions, please do not hesitate to contact me at 802-760-8162.

Sincerely,

s/ Donna Jerry

Senior Health Policy Analyst
Green Mountain Care Board



cc. Laura Beliveau
Staff Attorney

